Karen Johnson Davidson County
Batch# 859323 DEEDWARR
05/20/2022 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20220520-0058405

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $405,000.00.

Tyler Isaac Rhodes
Affiant

Subscribed and sworn before me this the 13th day of May, 2022.

Robert L Scruggs
Notary Public
My commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2025

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tyler Isaac Rhodes	Canopy Mortgage, LLC	052-16-0 035.00
737 Allen Pass	360 Technology Court, Ste 200	
Madison, TN 37115	Lindon, UT 84042	052-16-035.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, NATALIA WHITCOMB F/K/A NATALIA ZEMCHIKHINA, A MARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TYLER ISAAC RHODES, a single hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Marlin Meadows, Section No. 4, of record in Plat Book 2133, Pages 66 and 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Natalia Zemchikhina, unmarried, by deed dated 07/27/2017, from 574 Joyce Ln, LLC, of record in Instrument No. 20170801-0077879, Register's Office for said County.

Natalia Whitcomb and Natalia Zemchikhina are one in the same person.

This property is investment for Natalia Whitcomb f/k/a Natalia Zemchikhina, the Grantor.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 737 Allen Pass, Madison, TN 37115.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 13 day of May, 2022.

Natalia Whitcomb f/k/a Natalia Zemchikhina

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Natalia Whitcomb f/k/a Natalia Zemchikhina, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of May, 2022.

My commission expires: 9/16/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 16, 2022

Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 13th day of May, 2022

Robert L. Scruggs, Affiant — 5.13.2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 13th day of May 2022

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023